HOUSING MARKET INFORMATION

HOUSING NOW
Hamilton and Brantford CMAs

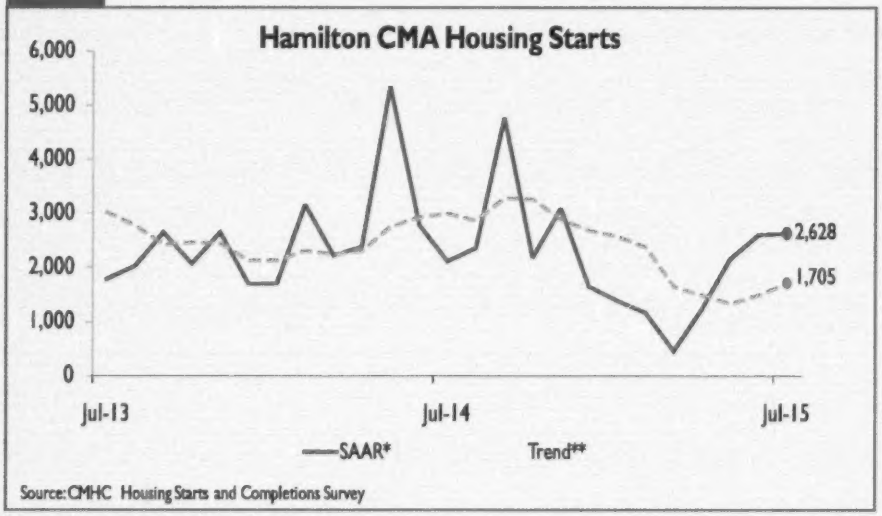
CANADA MORTGAGE AND HOUSING CORPORATION

Date Released: August 2015

Highlights

- The trend in Hamilton CMA total housing starts was up.
- A rebound in apartment construction helped explain the upward trend in total housing starts.
- The trend in Brantford CMA total housing starts was up.

Figure 1



Source: CMHC Housing Starts and Completions Survey

* SAAR[1]: Seasonally Adjusted Annual Rate.
** Trend: Six-month moving average of the SAAR

[1] The seasonally adjusted annual rate (SAAR) is a monthly figure for starts adjusted to remove normal season variation and multiplied by 12 to reflect annual levels. By removing seasonal ups and downs, seasonal adjustment allows for a comparison from one season to the next and from one month to the next. Reporting monthly figures at annual rates indicates the annual level of starts that would be obtained if the monthly pace was maintained for 12 months. This facilitates comparison of the current pace of activity to annual forecasts as well as to historical annual levels.

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Hamilton CMA Total Housing Starts Trending Up

Housing starts in the Hamilton Census Metropolitan Area (CMA) were trending up at 1,705 units in July compared to 1,495 units in June. The trend is a six month moving average of the monthly seasonally adjusted annual rate (SAAR) of housing starts. The July increase in the trend measure of housing starts was mostly due to a continued strength in townhouse construction and a rebound in apartment starts. This month's spike in apartment starts reflected a high number of condominium apartments started in the City of Burlington. A low supply of affordable homes on the existing home market has encouraged some buyers to purchase new apartment condominiums and townhouses, which are relatively less expensive.

The standalone monthly SAAR was 2,628 units in July, up slightly from 2,607 units in June, marking four consecutive monthly increases. Single-detached housing starts were up in July 2015. On a year-to-date basis, the actual number of single-detached housing starts is up slightly compared to the first seven months of 2014. Meanwhile, the actual number of multi-unit housing starts is down 66 per cent during the same period.

On a seasonally adjusted basis, existing home sales declined by 9.5 per cent in July compared to June, following five consecutive monthly increases. The number of sales decline was sharper than the decline in the number of new listings, pushing down the sales-to-new-listings ratio to 78 per cent in July from 83 per cent in June. Consequently, the average existing home price was down 1.4 per cent in July compared to June, on a seasonally adjusted basis. On a year-over-year basis however, the non-seasonally adjusted average existing home price was up 5.3 per cent in July 2015 compared to the same month a year earlier.

According to Statistics Canada labour force survey data, employment in Hamilton was up 1.2 per cent in July compared to June, on a seasonally adjusted basis. This July marked the fifth straight monthly growth in employment. The unemployment rate remained practically stable at 5.3 per cent in July. Strong employment growth remains supportive of housing demand.

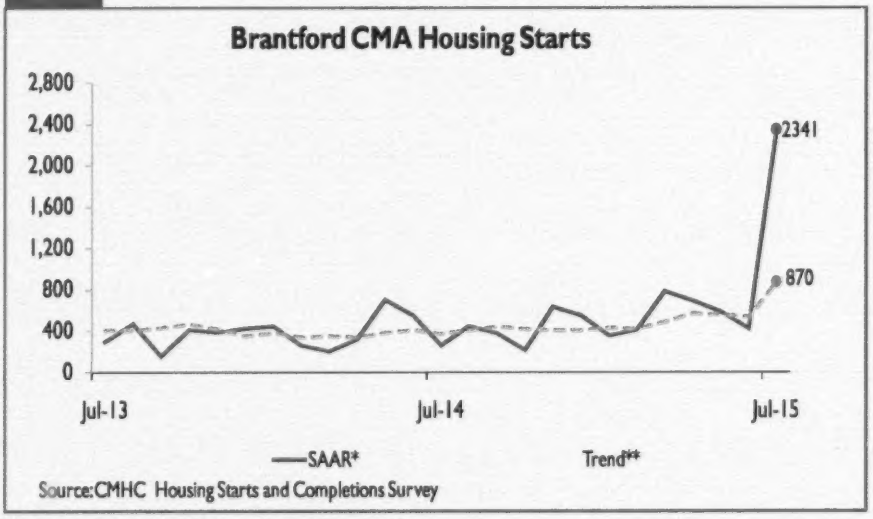
Brantford CMA Total Housing Starts Trending Up

Housing starts in the Brantford Census Metropolitan Area (CMA) were trending up at 870 units in July compared to 538 units in June. The July increase in the trend measure of housing starts was entirely due to a higher number of multi-unit housing starts, many of which were apartments intended for the private rental market. The new units come after several years in which rental supply has been declining, leading to a tighter rental market. CMHC's spring 2015 Rental Market Report (Ontario highlights) showed that Brantford's average apartment vacancy rate dropped to 1.8 per cent in April 2015, from 4.4 per cent in April 2014. The trend in single-detached housing starts was relatively flat in July.

The standalone monthly SAAR was 2,341 units in July, up from 419 units in June. This month's spike in the SAAR measure was mainly due to an unusually high number of rental apartments started in the City of Brantford, marking the second highest monthly apartment starts on record. The highest monthly apartment starts was recorded in June 1989 with 164 units.

On a seasonally adjusted basis, Brantford's existing home sales increased by 3.6 per cent in July

Figure 2

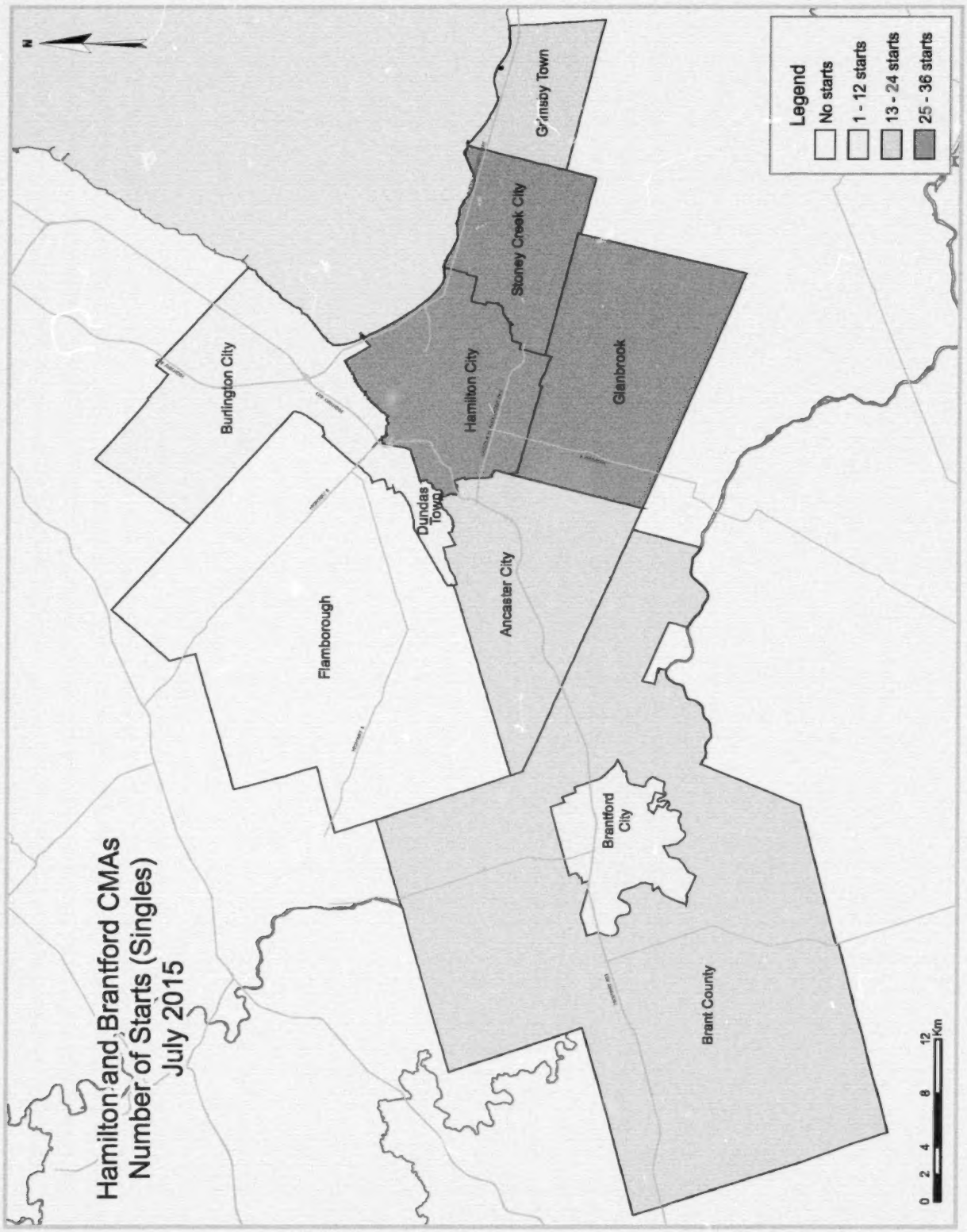


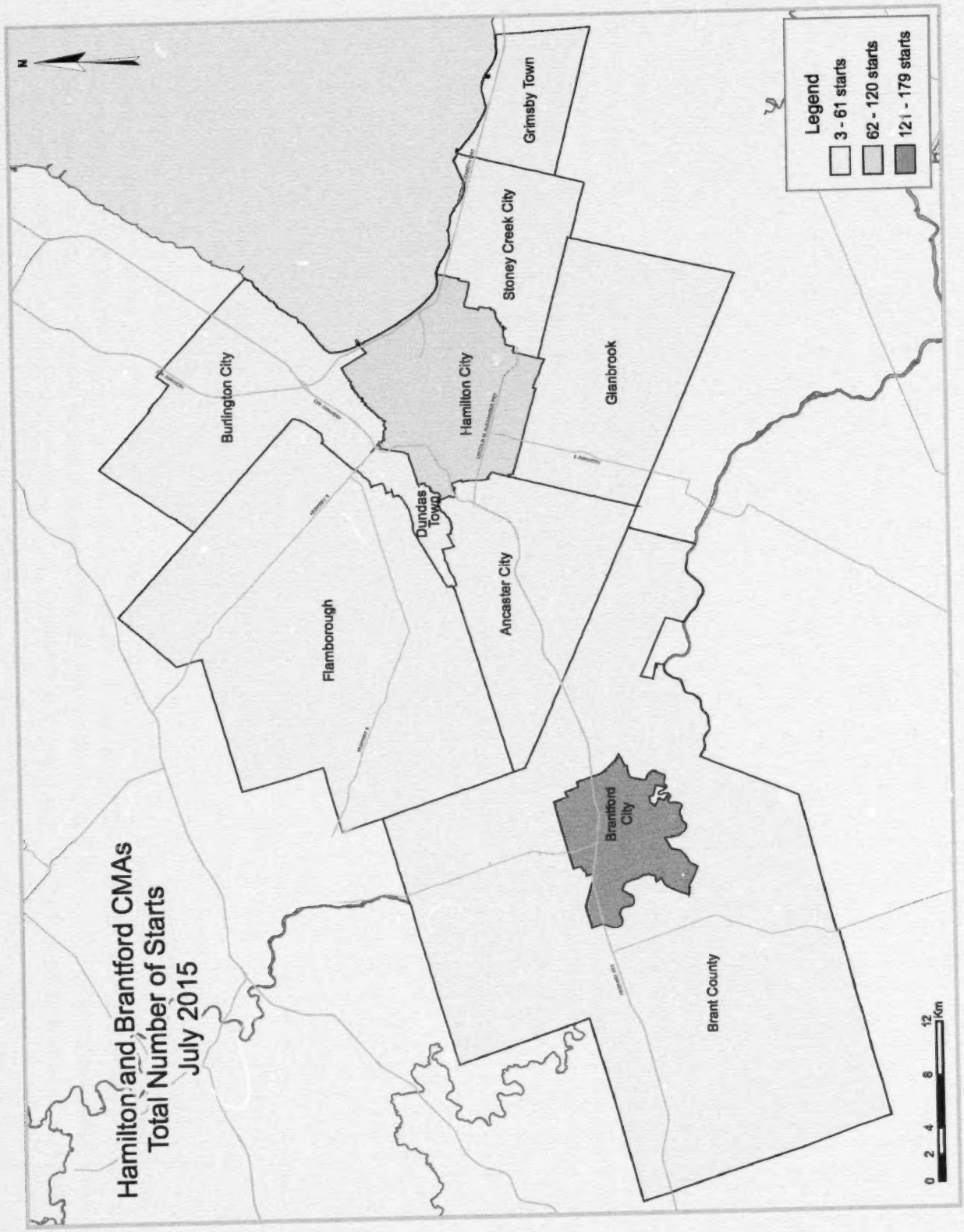
* SAAR¹: Seasonally Adjusted Annual Rate.
** Trend: Six-month moving average of the SAAR

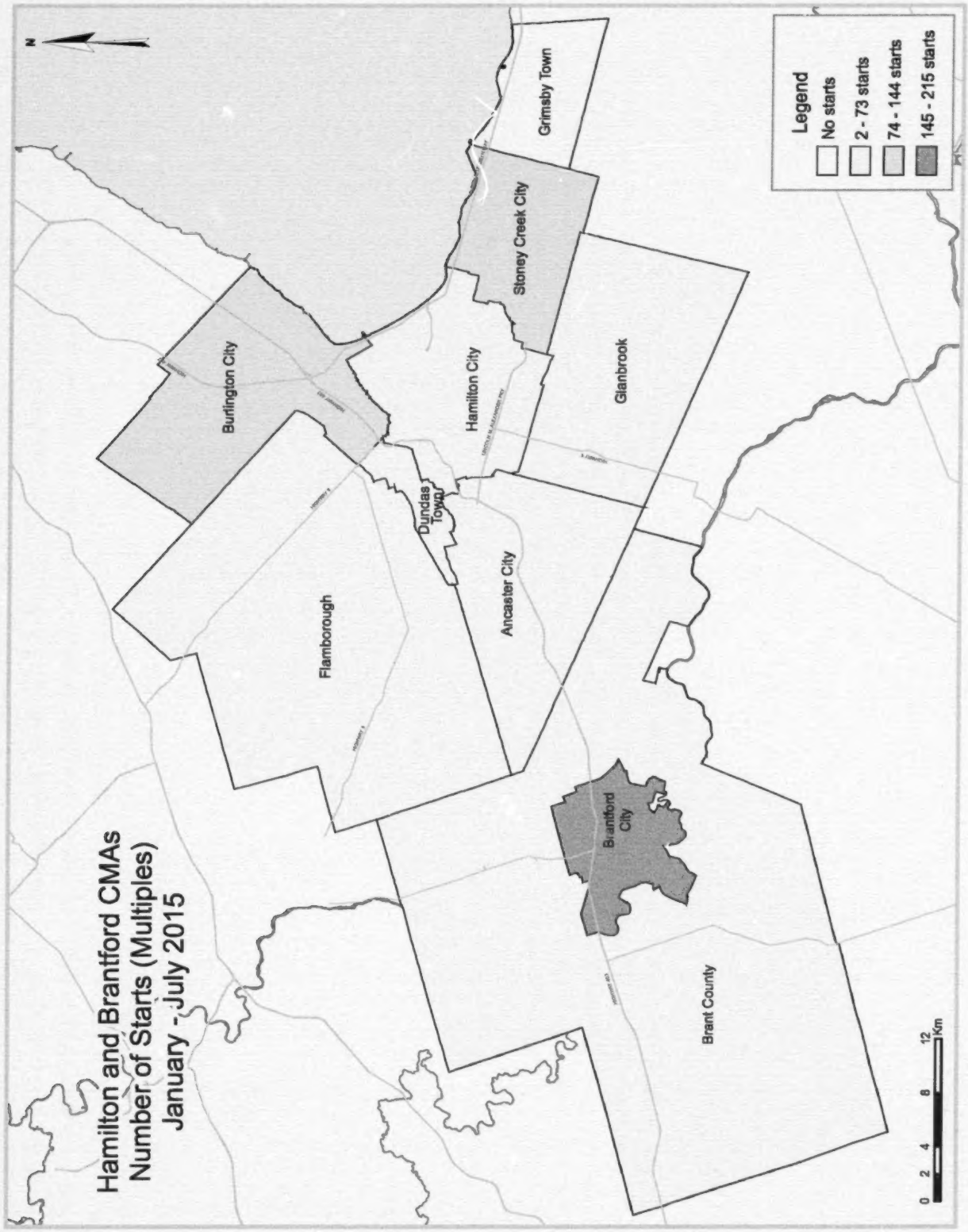
compared to June, according to data from the Brantford Regional Real Estate Association. The July increase in existing home sales followed two consecutive monthly declines. Similar to the rate of growth in sales, the number of new listings increased by 3.7 per cent in July compared to June, on a seasonally adjusted basis. Consequently, the sales-to-new-listings ratio was unchanged at 79 per cent. The July increase in existing home sales was more prevalent in the lower price ranges. As a result, the average existing home price was down 5.4 per cent in July compared to June, on a seasonally adjusted basis. On a year-over-year basis however, the non-seasonally adjusted average existing home price was up three per cent in July 2015 compared to the same month a year ago.

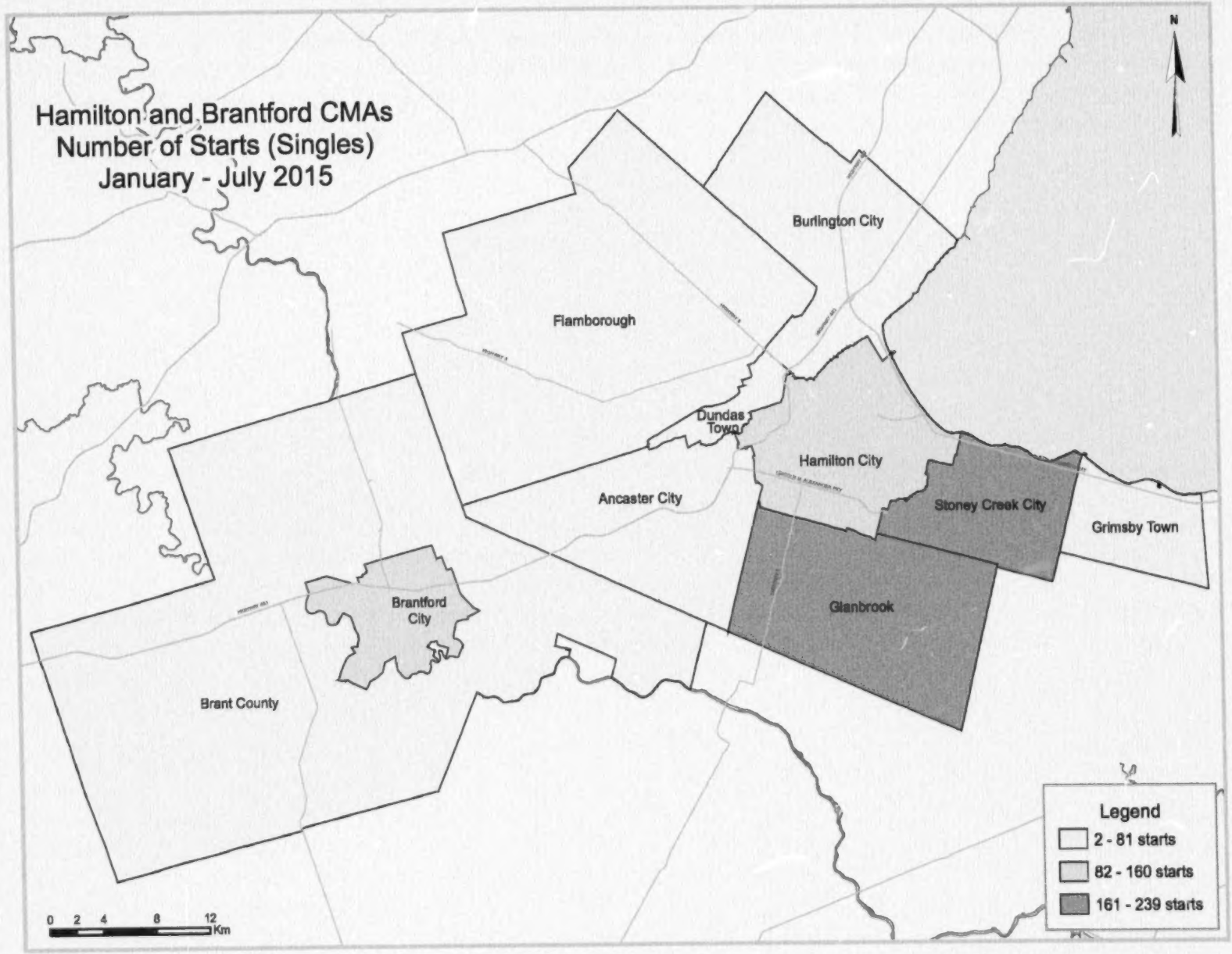
Total employment in Brantford was down one per cent in July compared to June, on a seasonally adjusted basis. Between October 2014 and March 2015, total employment in Brantford increased consecutively on a monthly basis. Generally, changes in employment only affect housing demand after a lag of three to six months. Despite the decline in July, employment remained at a relatively high level and will continue to support housing demand in Brantford.

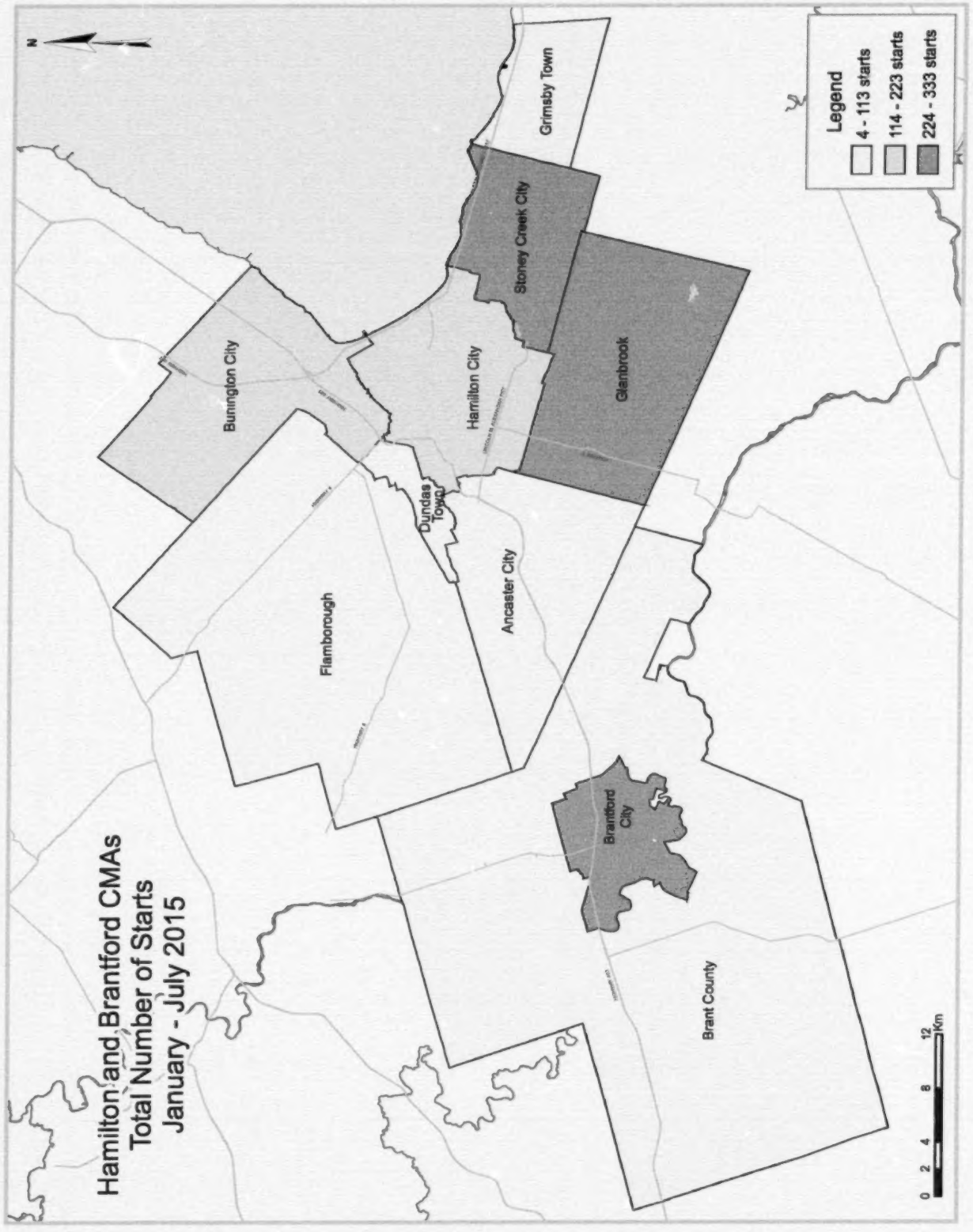
Hamilton and Brantford CMAs
Number of Starts (Multiples)
July 2015
N
Legend
No starts
2 - 57 starts
58 - 112 starts
113 - 167 starts
Grimsby Town
Stoney Creek City
Hamilton City
Glanbrook
Burlington City
Dundas Town
Flamborough
Ancaster City
Brantford City
Brant County
0 2 4 8 12 Km


Hamilton and Brantford CMAs
Number of Starts (Singles)
July 2015
N
Legend
No starts
1 - 12 starts
13 - 24 starts
25 - 36 starts
Grimsby Town
Stoney Creek City
Hamilton City
Glanbrook
Burlington City
Dundas Town
Ancaster City
Flamborough
Brantford City
Brant County
0 2 4 8 12 Km


Hamilton and Brantford CMAs
Total Number of Starts
July 2015
N
Legend
3 - 61 starts
62 - 120 starts
121 - 179 starts
Grimsby Town
Stoney Creek City
Hamilton City
Glanbrook
Burlington City
Dundas Town
Ancaster City
Flamborough
Brantford City
Brant County
0 2 4 8 12 Km


Hamilton and Brantford CMAs
Number of Starts (Multiples)
January - July 2015
N
Legend
No starts
2 - 73 starts
74 - 144 starts
145 - 215 starts
Grimsby Town
Stoney Creek City
Burlington City
Hamilton City
Glanbrook
Dundas Town
Flamborough
Ancaster City
Brantford City
Brant County
0 2 4 8 12 Km


Hamilton and Brantford CMAs
Number of Starts (Singles)
January - July 2015
N
Burlington City
Flamborough
Dundas Town
Hamilton City
Ancaster City
Stoney Creek City
Grimsby Town
Glanbrook
Brantford City
Brant County
0 2 4 8 12 Km
Legend
2 - 81 starts
82 - 160 starts
161 - 239 starts


Hamilton and Brantford CMAs
Total Number of Starts
January - July 2015
N
Legend
4 - 113 starts
114 - 223 starts
224 - 333 starts
Grimsby Town
Stoney Creek City
Glanbrook
Hamilton City
Burlington City
Dundas Town
Ancaster City
Flamborough
Brantford City
Brant County
0 2 4 8 12 Km

HOUSING NOW REPORT TABLES

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2.1	Starts by Submarket and by Dwelling Type – Year-to-Date
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3.4	Completions by Submarket and by Intended Market – Current Month or Quarter
3.5	Completions by Submarket and by Intended Market – Year-to-Date
4.1	Average Price ($) of Absorbed Single-Detached Units

SYMBOLS

n/a	Not applicable
*	Totals may not add up due to co-operatives and unknown market types
**	Percent change > 200%
-	Nil
--	Amount too small to be expressed
SA	Monthly figures are adjusted to remove normal seasonal variation

Table 1a: Housing Starts (SAAR and Trend) July 2015		
Hamilton CMA[1]	June 2015	July 2015
Trend[2]	1,495	1,705
SAAR	2,607	2,628
	July 2014	July 2015
Actual		
July - Single-Detached	122	133
July - Multiples	79	115
July - Total	201	248
January to July - Single-Detached	680	682
January to July - Multiples	980	333
January to July - Total	1,660	1,015

Table 1b: Housing Starts (SAAR and Trend) July 2015		
Brantford CMA[1]	June 2015	July 2015
Trend[2]	538	870
SAAR	419	2,341
	July 2014	July 2015
Actual		
July - Single-Detached	23	25
July - Multiples	-	171
July - Total	23	196
January to July - Single-Detached	134	153
January to July - Multiples	79	259
January to July - Total	213	412

Source: CMHC

[1] Census Metropolitan Area

[2] The trend is a six-month moving average of the monthly seasonally adjusted annual rates (SAAR)

Detailed data available upon request

Table 1.1a: Housing Activity Summary of Hamilton CMA
July 2015

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
July 2015	133	4	58	0	0	53	0	0	248
July 2014	121	20	32	1	21	6	0	0	201
% Change	9.9	-80.0	81.3	-100.0	-100.0	**	n/a	n/a	23.4
Year-to-date 2015	680	6	226	2	44	55	2	0	1,015
Year-to-date 2014	674	46	458	6	175	181	0	120	1,660
% Change	0.9	-87.0	-50.7	-66.7	-74.9	-69.6	n/a	-100.0	-38.9
UNDER CONSTRUCTION									
July 2015	736	12	349	2	106	340	146	279	1,970
July 2014	708	70	522	6	267	578	182	477	2,810
% Change	4.0	-82.9	-33.1	-66.7	-60.3	-41.2	-19.8	-41.5	-29.9
COMPLETIONS									
July 2015	127	12	12	0	6	10	0	2	169
July 2014	95	0	63	1	78	76	0	0	313
% Change	33.7	n/a	-81.0	-100.0	-92.3	-86.8	n/a	n/a	-46.0
Year-to-date 2015	611	96	487	4	146	223	38	160	1,765
Year-to-date 2014	585	60	238	10	206	286	0	2	1,387
% Change	4.4	60.0	104.6	-60.0	-29.1	-22.0	n/a	**	27.3
COMPLETED & NOT ABSORBED									
July 2015	82	2	90	0	18	15	n/a	n/a	207
July 2014	71	11	10	2	5	11	n/a	n/a	110
% Change	15.5	-81.8	**	-100.0	**	36.4	n/a	n/a	88.2
ABSORBED									
July 2015	104	18	25	1	8	10	n/a	n/a	166
July 2014	103	15	62	1	78	75	n/a	n/a	334
% Change	1.0	20.0	-59.7	0.0	-89.7	-86.7	n/a	n/a	-50.3
Year-to-date 2015	592	95	408	6	133	211	n/a	n/a	1,445
Year-to-date 2014	585	55	231	10	208	275	n/a	n/a	1,364
% Change	1.2	72.7	76.6	-40.0	-36.1	-23.3	n/a	n/a	5.9

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1b: Housing Activity Summary of Brantford CMA
July 2015

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
July 2015	25	2	16	0	0	0	0	153	196
July 2014	21	0	0	2	0	0	0	0	23
% Change	19.0	n/a	n/a	-100.0	n/a	n/a	n/a	n/a	**
Year-to-date 2015	152	4	90	1	12	0	0	153	412
Year-to-date 2014	124	2	13	10	26	0	8	30	213
% Change	22.6	100.0	**	-90.0	-53.8	n/a	-100.0	**	93.4
UNDER CONSTRUCTION									
July 2015	122	6	90	0	24	0	0	207	449
July 2014	150	6	24	10	58	0	8	30	286
% Change	-18.7	0.0	**	-100.0	-58.6	n/a	-100.0	**	57.0
COMPLETIONS									
July 2015	29	0	0	0	8	0	0	4	41
July 2014	31	0	5	0	3	0	0	0	39
% Change	-6.5	n/a	-100.0	n/a	166.7	n/a	n/a	n/a	5.1
Year-to-date 2015	174	2	11	6	30	0	3	4	230
Year-to-date 2014	138	6	18	0	30	0	0	0	192
% Change	26.1	-66.7	-38.9	n/a	0.0	n/a	n/a	n/a	19.8
COMPLETED & NOT ABSORBED									
July 2015	17	2	1	0	10	0	n/a	n/a	30
July 2014	18	0	2	0	13	0	n/a	n/a	33
% Change	-5.6	n/a	-50.0	n/a	-23.1	n/a	n/a	n/a	-9.1
ABSORBED									
July 2015	34	0	0	0	7	0	n/a	n/a	41
July 2014	31	0	5	0	2	0	n/a	n/a	38
% Change	9.7	n/a	-100.0	n/a	**	n/a	n/a	n/a	7.9
Year-to-date 2015	184	0	10	7	30	0	n/a	n/a	234
Year-to-date 2014	146	6	32	0	31	0	n/a	n/a	216
% Change	26.0	-100.0	-68.8	n/a	-3.2	n/a	n/a	n/a	8.3

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
July 2015

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
City of Hamilton									
July 2015	115	4	58	0	0	0	0	0	177
July 2014	102	20	28	0	21	6	0	0	177
Former Hamilton City									
July 2015	36	2	31	0	0	0	0	0	69
July 2014	20	0	0	0	0	6	0	0	26
Stoney Creek City									
July 2015	28	0	14	0	0	0	0	0	42
July 2014	52	20	0	0	15	0	0	0	87
Ancaster City									
July 2015	15	0	0	0	0	0	0	0	15
July 2014	9	0	0	0	0	0	0	0	9
Dundas Town									
July 2015	1	2	0	0	0	0	0	0	3
July 2014	0	0	0	0	0	0	0	0	0
Flamborough									
July 2015	0	0	7	0	0	0	0	0	7
July 2014	3	0	0	0	0	0	0	0	3
Glanbrook									
July 2015	35	0	6	0	0	0	0	0	41
July 2014	18	0	28	0	6	0	0	0	52
City of Burlington									
July 2015	5	0	0	0	0	53	0	0	58
July 2014	4	0	0	0	0	0	0	0	4
Grimsby									
July 2015	13	0	0	0	0	0	0	0	13
July 2014	15	0	4	1	0	0	0	0	20
Hamilton CMA									
July 2015	133	4	58	0	0	53	0	0	248
July 2014	121	20	32	1	21	6	0	0	201
Brant County									
July 2015	13	0	4	0	0	0	0	0	17
July 2014	9	0	0	2	0	0	0	0	11
Brantford City									
July 2015	12	2	12	0	0	0	0	153	179
July 2014	12	0	0	0	0	0	0	0	12
Brantford CMA									
July 2015	25	2	16	0	0	0	0	153	196
July 2014	21	0	0	2	0	0	0	0	23

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
July 2015

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
UNDER CONSTRUCTION									
City of Hamilton									
July 2015	606	8	318	0	67	161	146	120	1,426
July 2014	539	64	361	0	191	231	182	170	1,738
Former Hamilton City									
July 2015	127	2	31	0	0	161	132	120	573
July 2014	117	42	45	0	38	125	168	170	705
Stoney Creek City									
July 2015	173	4	174	0	47	0	14	0	412
July 2014	143	20	37	0	47	64	14	0	325
Ancaster City									
July 2015	48	0	11	0	0	0	0	0	59
July 2014	99	0	30	0	0	39	0	0	168
Dundas Town									
July 2015	2	2	0	0	0	0	0	0	4
July 2014	5	0	0	0	0	0	0	0	5
Flamborough									
July 2015	17	0	56	0	0	0	0	0	73
July 2014	42	0	60	0	28	3	0	0	133
Glanbrook									
July 2015	239	0	46	0	20	0	0	0	305
July 2014	133	2	189	0	78	0	0	0	402
City of Burlington									
July 2015	106	4	31	0	39	179	0	155	514
July 2014	69	6	8	0	49	314	0	307	753
Grimsby									
July 2015	24	0	0	2	0	0	0	4	30
July 2014	100	0	153	6	27	33	0	0	319
Hamilton CMA									
July 2015	736	12	349	2	106	340	146	279	1,970
July 2014	708	70	522	6	267	578	182	477	2,810
Brant County									
July 2015	45	4	42	0	0	0	0	0	91
July 2014	68	4	0	10	13	0	0	0	95
Brantford City									
July 2015	77	2	48	0	24	0	0	207	358
July 2014	82	2	24	0	45	0	8	30	191
Brantford CMA									
July 2015	122	6	90	0	24	0	0	207	449
July 2014	150	6	24	10	58	0	8	30	286

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
July 2015

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETIONS									
City of Hamilton									
July 2015	106	12	5	0	6	0	0	2	131
July 2014	80	0	42	0	15	76	0	0	213
Former Hamilton City									
July 2015	23	12	0	0	0	0	0	2	37
July 2014	19	0	5	0	7	76	0	0	107
Stoney Creek City									
July 2015	49	0	5	0	0	0	0	0	54
July 2014	15	0	9	0	8	0	0	0	32
Ancaster City									
July 2015	13	0	0	0	0	0	0	0	13
July 2014	19	0	0	0	0	0	0	0	19
Dundas Town									
July 2015	0	0	0	0	0	0	0	0	0
July 2014	1	0	0	0	0	0	0	0	1
Flamborough									
July 2015	6	0	0	0	0	0	0	0	6
July 2014	8	0	8	0	0	0	0	0	16
Glanbrook									
July 2015	15	0	0	0	6	0	0	0	21
July 2014	18	0	20	0	0	0	0	0	38
City of Burlington									
July 2015	9	0	7	0	0	10	0	0	26
July 2014	11	0	0	0	0	0	0	0	11
Grimsby									
July 2015	12	0	0	0	0	0	0	0	12
July 2014	4	0	21	1	63	0	0	0	89
Hamilton CMA									
July 2015	127	12	12	0	6	10	0	2	169
July 2014	95	0	63	1	78	76	0	0	313
Brant County									
July 2015	6	0	0	0	0	0	0	0	6
July 2014	6	0	0	0	0	0	0	0	6
Brantford City									
July 2015	23	0	0	0	8	0	0	4	35
July 2014	25	0	5	0	3	0	0	0	33
Brantford CMA									
July 2015	29	0	0	0	8	0	0	4	41
July 2014	31	0	5	0	3	0	0	0	39

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
July 2015

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETED & NOT ABSORBED									
City of Hamilton									
July 2015	66	2	59	0	18	15	n/a	n/a	160
July 2014	56	11	5	0	5	1	n/a	n/a	78
Former Hamilton City									
July 2015	3	0	2	0	0	12	n/a	n/a	17
July 2014	3	0	1	0	0	1	n/a	n/a	5
Stoney Creek City									
July 2015	30	2	22	0	4	0	n/a	n/a	58
July 2014	22	11	1	0	0	0	n/a	n/a	34
Ancaster City									
July 2015	12	0	3	0	0	0	n/a	n/a	15
July 2014	11	0	0	0	0	0	n/a	n/a	11
Dundas Town									
July 2015	0	0	0	0	0	0	n/a	n/a	0
July 2014	0	0	0	0	0	0	n/a	n/a	0
Flamborough									
July 2015	1	0	0	0	0	3	n/a	n/a	4
July 2014	2	0	2	0	0	0	n/a	n/a	4
Glanbrook									
July 2015	20	0	32	0	14	0	n/a	n/a	66
July 2014	18	0	1	0	5	0	n/a	n/a	24
City of Burlington									
July 2015	13	0	3	0	0	0	n/a	n/a	16
July 2014	10	0	0	0	0	10	n/a	n/a	20
Grimsby									
July 2015	3	0	28	0	0	0	n/a	n/a	31
July 2014	5	0	5	2	0	0	n/a	n/a	12
Hamilton CMA									
July 2015	82	2	90	0	18	15	n/a	n/a	207
July 2014	71	11	10	2	5	11	n/a	n/a	110
Brant County									
July 2015	4	0	0	0	1	0	n/a	n/a	5
July 2014	8	0	0	0	1	0	n/a	n/a	9
Brantford City									
July 2015	13	2	1	0	9	0	n/a	n/a	25
July 2014	10	0	2	0	12	0	n/a	n/a	24
Brantford CMA									
July 2015	17	2	1	0	10	0	n/a	n/a	30
July 2014	18	0	2	0	13	0	n/a	n/a	33

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
July 2015

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
ABSORBED									
City of Hamilton									
July 2015	82	18	18	0	8	0	n/a	n/a	126
July 2014	80	15	40	0	15	75	n/a	n/a	225
Former Hamilton City									
July 2015	22	18	0	0	0	0	n/a	n/a	40
July 2014	20	0	5	0	7	75	n/a	n/a	107
Stoney Creek City									
July 2015	27	0	9	0	0	0	n/a	n/a	36
July 2014	14	15	9	0	8	0	n/a	n/a	46
Ancaster City									
July 2015	11	0	0	0	0	0	n/a	n/a	11
July 2014	21	0	0	0	0	0	n/a	n/a	21
Dundas Town									
July 2015	0	0	0	0	0	0	n/a	n/a	0
July 2014	1	0	0	0	0	0	n/a	n/a	1
Flamborough									
July 2015	6	0	0	0	0	0	n/a	n/a	6
July 2014	8	0	7	0	0	0	n/a	n/a	15
Glanbrook									
July 2015	16	0	9	0	8	0	n/a	n/a	33
July 2014	16	0	19	0	0	0	n/a	n/a	35
City of Burlington									
July 2015	6	0	7	0	0	10	n/a	n/a	23
July 2014	12	0	0	0	0	0	n/a	n/a	12
Grimsby									
July 2015	16	0	0	1	0	0	n/a	n/a	17
July 2014	11	0	22	1	63	0	n/a	n/a	97
Hamilton CMA									
July 2015	104	18	25	1	8	10	n/a	n/a	166
July 2014	103	15	62	1	78	75	n/a	n/a	334
Brant County									
July 2015	9	0	0	0	2	0	n/a	n/a	11
July 2014	3	0	0	0	0	0	n/a	n/a	3
Brantford City									
July 2015	25	0	0	0	5	0	n/a	n/a	30
July 2014	28	0	5	0	2	0	n/a	n/a	35
Brantford CMA									
July 2015	34	0	0	0	7	0	n/a	n/a	41
July 2014	31	0	5	0	2	0	n/a	n/a	38

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.3a: History of Housing Starts of Hamilton CMA
2005 - 2014

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2014	1,143	110	825	10	240	378	0	126	2,832
% Change	-0.6	12.2	91.9	11.1	-22.6	11.5	-100.0	-64.9	4.5
2013	1,150	98	430	9	310	339	14	359	2,709
% Change	-16.9	6.5	-30.4	80.0	-10.4	-10.8	-82.1	**	-8.8
2012	1,384	92	618	5	346	380	78	66	2,969
% Change	2.1	**	33.2	-64.3	64.0	47.3	n/a	-49.6	20.6
2011	1,356	28	464	14	211	258	0	131	2,462
% Change	-22.3	-88.4	-37.6	100.0	9.9	-40.7	-100.0	-32.8	-30.9
2010	1,746	242	743	7	192	435	2	195	3,562
% Change	95.7	86.2	**	16.7	-25.9	**	n/a	-26.1	91.5
2009	892	130	218	6	259	90	0	264	1,860
% Change	-46.5	12.1	-63.4	-25.0	-59.8	-81.9	n/a	n/a	-47.3
2008	1,667	116	595	8	645	498	0	0	3,529
% Change	-5.3	26.1	44.8	n/a	25.7	**	n/a	-100.0	17.5
2007	1,761	92	411	0	513	88	0	139	3,004
% Change	2.1	-25.8	-30.6	-100.0	41.7	-6.4	-100.0	13.9	-1.3
2006	1,725	124	592	16	362	94	8	122	3,043
% Change	16.2	-35.4	31.0	-5.9	-23.5	-64.0	-91.0	-30.7	-3.2
2005	1,485	192	452	17	473	261	89	176	3,145

Source: CMHC (Starts and Completions Survey)

Table 1.3b: History of Housing Starts of Brantford CMA 2005 - 2014

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2014	263	2	16	15	52	0	8	60	416
% Change	0.8	-80.0	-80.7	n/a	23.8	n/a	n/a	n/a	5.1
2013	261	10	83	0	42	0	0	0	396
% Change	-8.7	-16.7	23.9	n/a	27.3	n/a	-100.0	n/a	-1.5
2012	286	12	67	0	33	0	4	0	402
% Change	23.8	200.0	59.5	n/a	-59.3	n/a	-55.6	-100.0	-6.1
2011	231	4	42	0	81	0	9	61	428
% Change	-17.2	-60.0	-48.1	-100.0	30.6	-100.0	n/a	-7.6	-15.1
2010	279	10	81	1	62	5	0	66	504
% Change	8.6	-28.6	**	0.0	106.7	n/a	n/a	**	59.0
2009	257	14	12	1	30	0	0	3	317
% Change	-8.2	**	-76.0	-66.7	-49.2	-100.0	-100.0	-62.5	-26.6
2008	280	4	50	3	59	21	7	8	432
% Change	-39.9	-75.0	92.3	n/a	-27.2	n/a	n/a	n/a	-26.7
2007	466	16	26	0	81	0	0	0	589
% Change	30.5	**	n/a	n/a	72.3	n/a	n/a	-100.0	44.0
2006	357	2	0	0	47	0	0	3	409
% Change	11.6	0.0	-100.0	-100.0	-59.8	n/a	-100.0	-94.8	-23.4
2005	320	2	10	11	117	0	13	58	534

Source: CMHC (Starts and Completions Survey)

Table 2: Starts by Submarket and by Dwelling Type
July 2015

Submarket	Single		Semi		Row		Apt. & Other		Total		
	July 2015	July 2014	July 2015	July 2014	July 2015	July 2014	July 2015	July 2014	July 2015	July 2014	% Change
Hamilton CMA	133	122	4	20	58	53	53	6	248	201	23.4
City of Hamilton	115	102	4	20	58	49	0	6	177	177	0.0
Former Hamilton City	36	20	2	0	31	0	0	6	69	26	165.4
Stoney Creek City	28	52	0	20	14	15	0	0	42	87	-51.7
Ancaster City	15	9	0	0	0	0	0	0	15	9	66.7
Dundas Town	1	0	2	0	0	0	0	0	3	0	n/a
Flamborough	0	3	0	0	7	0	0	0	7	3	133.3
Glanbrook	35	18	0	0	6	34	0	0	41	52	-21.2
City of Burlington	5	4	0	0	0	0	53	0	58	4	**
Grimsby	13	16	0	0	0	4	0	0	13	20	-35.0
Brantford CMA	25	23	2	0	16	0	153	0	196	23	**
Brant County	13	11	0	0	4	0	0	0	17	11	54.5
Brantford City	12	12	2	0	12	0	153	0	179	12	**

Table 2.1: Starts by Submarket and by Dwelling Type
January - July 2015

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	% Change
Hamilton CMA	682	680	8	46	270	633	55	301	1,015	1,660	-38.9
City of Hamilton	623	540	8	46	227	435	0	190	858	1211	-29.1
Former Hamilton City	131	133	4	24	31	65	0	126	166	348	-52.3
Stoney Creek City	190	145	2	20	141	78	0	64	333	307	8.5
Ancaster City	44	109	0	0	11	30	0	0	55	139	-60.4
Dundas Town	2	2	2	0	0	0	0	0	4	2	100.0
Flamborough	17	20	0	0	31	88	0	0	48	108	-55.6
Glanbrook	239	131	0	2	13	174	0	0	252	307	-17.9
City of Burlington	35	34	0	0	43	34	55	78	133	146	-8.9
Grimsby	24	106	0	0	0	164	0	33	24	303	-92.1
Brantford CMA	153	134	4	2	102	47	153	30	412	213	93.4
Brant County	46	72	2	2	42	17	0	0	90	91	-1.1
Brantford City	107	62	2	0	60	30	153	30	322	122	163.9

Source: CMHC (Starts and Completions Survey)

Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market
July 2015

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	July 2015	July 2014	July 2015	July 2014	July 2015	July 2014	July 2015	July 2014
Hamilton CMA	58	53	0	0	53	6	0	0
City of Hamilton	58	49	0	0	0	6	0	0
Former Hamilton City	31	0	0	0	0	6	0	0
Stoney Creek City	14	15	0	0	0	0	0	0
Ancaster City	0	0	0	0	0	0	0	0
Dundas Town	0	0	0	0	0	0	0	0
Flamborough	7	0	0	0	0	0	0	0
Glanbrook	6	34	0	0	0	0	0	0
City of Burlington	0	0	0	0	53	0	0	0
Grimsby	0	4	0	0	0	0	0	0
Brantford CMA	16	0	0	0	0	0	153	0
Brant County	4	0	0	0	0	0	0	0
Brantford City	12	0	0	0	0	0	153	0

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
January - July 2015

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014
Hamilton CMA	270	633	0	0	55	181	0	120
City of Hamilton	227	435	0	0	0	70	0	120
Former Hamilton City	31	65	0	0	0	6	0	120
Stoney Creek City	141	78	0	0	0	64	0	0
Ancaster City	11	30	0	0	0	0	0	0
Dundas Town	0	0	0	0	0	0	0	0
Flamborough	31	88	0	0	0	0	0	0
Glanbrook	13	174	0	0	0	0	0	0
City of Burlington	43	34	0	0	55	78	0	0
Grimsby	0	164	0	0	0	33	0	0
Brantford CMA	102	39	0	8	0	0	153	30
Brant County	42	17	0	0	0	0	0	0
Brantford City	60	22	0	8	0	0	153	30

Source: CMHC (Starts and Completions Survey)

Table 2.4: Starts by Submarket and by Intended Market July 2015								
Submarket	Freehold		Condominium		Rental		Total*	
	July 2015	July 2014	July 2015	July 2014	July 2015	July 2014	July 2015	July 2014
Hamilton CMA	195	173	53	28	0	0	248	201
City of Hamilton	177	150	0	27	0	0	177	177
Former Hamilton City	69	20	0	6	0	0	69	26
Stoney Creek City	42	72	0	15	0	0	42	87
Ancaster City	15	9	0	0	0	0	15	9
Dundas Town	3	0	0	0	0	0	3	0
Flamborough	7	3	0	0	0	0	7	3
Glanbrook	41	46	0	6	0	0	41	52
City of Burlington	5	4	53	0	0	0	58	4
Grimsby	13	19	0	1	0	0	13	20
Brantford CMA	43	21	0	2	153	0	196	23
Brant County	17	9	0	2	0	0	17	11
Brantford City	26	12	0	0	153	0	179	12

Table 2.5: Starts by Submarket and by Intended Market January - July 2015								
Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014
Hamilton CMA	912	1,178	101	362	2	120	1,015	1,660
City of Hamilton	837	904	19	187	2	120	858	1,211
Former Hamilton City	164	222	0	6	2	120	166	348
Stoney Creek City	314	202	19	105	0	0	333	307
Ancaster City	55	139	0	0	0	0	55	139
Dundas Town	4	2	0	0	0	0	4	2
Flamborough	48	80	0	28	0	0	48	108
Glanbrook	252	259	0	48	0	0	252	307
City of Burlington	53	41	80	105	0	0	133	146
Grimsby	22	233	2	70	0	0	24	303
Brantford CMA	246	139	13	36	153	38	412	213
Brant County	89	64	1	27	0	0	90	91
Brantford City	157	75	12	9	153	38	322	122

Source: CMHC (Starts and Completions Survey)

Table 3: Completions by Submarket and by Dwelling Type
July 2015

Submarket	Single		Semi		Row		Apt. & Other		Total		
	July 2015	July 2014	July 2015	July 2014	July 2015	July 2014	July 2015	July 2014	July 2015	July 2014	% Change
Hamilton CMA	127	96	12	0	18	141	12	76	169	313	-46.0
City of Hamilton	106	80	12	0	11	57	2	76	131	213	-38.5
Former Hamilton City	23	19	12	0	0	12	2	76	37	107	-65.4
Stoney Creek City	49	15	0	0	5	17	0	0	54	32	68.8
Ancaster City	13	19	0	0	0	0	0	0	13	19	-31.6
Dundas Town	0	1	0	0	0	0	0	0	0	1	-100.0
Flamborough	6	8	0	0	0	8	0	0	6	16	-62.5
Glanbrook	15	18	0	0	6	20	0	0	21	38	-44.7
City of Burlington	9	11	0	0	7	0	10	0	26	11	136.4
Grimsby	12	5	0	0	0	84	0	0	12	89	-86.5
Brantford CMA	29	31	0	0	8	8	4	0	41	39	5.1
Brant County	6	n/a	0	0	0	0	0	0	6	6	0.0
Brantford City	23	25	0	0	8	8	4	0	35	33	6.1

Table 3.1: Completions by Submarket and by Dwelling Type
January - July 2015

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	% Change
Hamilton CMA	615	595	98	60	669	438	383	294	1765	1387	27.3
City of Hamilton	504	514	98	54	444	272	225	84	1271	924	37.6
Former Hamilton City	99	137	56	14	66	43	121	76	342	270	26.7
Stoney Creek City	179	61	38	34	151	42	65	0	433	137	**
Ancaster City	67	151	0	0	42	32	39	6	148	189	-21.7
Dundas Town	3	4	0	0	0	0	0	0	3	4	-25.0
Flamborough	82	27	4	6	63	24	0	2	149	59	152.5
Glanbrook	74	134	0	0	122	131	0	0	196	265	-26.0
City of Burlington	37	52	0	6	69	67	125	210	231	335	-31.0
Grimsby	74	29	0	0	156	99	33	0	263	128	105.5
Brantford CMA	180	138	2	6	44	48	4	0	230	192	19.8
Brant County	57	n/a	0	0	4	21	0	0	61	81	-24.7
Brantford City	123	78	2	6	40	27	4	0	169	111	52.3

Source: CMHC (Starts and Completions Survey)

Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market
July 2015

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	July 2015	July 2014	July 2015	July 2014	July 2015	July 2014	July 2015	July 2014
Hamilton CMA	18	141	0	0	10	76	2	0
City of Hamilton	11	57	0	0	0	76	2	0
Former Hamilton City	0	12	0	0	0	76	2	0
Stoney Creek City	5	17	0	0	0	0	0	0
Ancaster City	0	0	0	0	0	0	0	0
Dundas Town	0	0	0	0	0	0	0	0
Flamborough	0	8	0	0	0	0	0	0
Glanbrook	6	20	0	0	0	0	0	0
City of Burlington	7	0	0	0	10	0	0	0
Grimsby	0	84	0	0	0	0	0	0
Brantford CMA	8	8	0	0	0	0	4	0
Brant County	0	0	0	0	0	0	0	0
Brantford City	8	8	0	0	0	0	4	0

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
January - July 2015

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014
Hamilton CMA	633	438	36	0	223	292	160	2
City of Hamilton	408	272	36	0	213	82	12	2
Former Hamilton City	30	43	36	0	119	76	2	0
Stoney Creek City	151	42	0	0	55	0	10	0
Ancaster City	42	32	0	0	39	6	0	0
Dundas Town	0	0	0	0	0	0	0	0
Flamborough	63	24	0	0	0	0	0	2
Glanbrook	122	131	0	0	0	0	0	0
City of Burlington	69	67	0	0	10	210	115	0
Grimsby	156	99	0	0	0	0	33	0
Brantford CMA	41	48	3	0	0	0	4	0
Brant County	4	21	0	0	0	0	0	0
Brantford City	37	27	3	0	0	0	4	0

Source: CMHC (Starts and Completions Survey)

Table 3.4: Completions by Submarket and by Intended Market
July 2015

Submarket	Freehold		Condominium		Rental		Total*	
	July 2015	July 2014	July 2015	July 2014	July 2015	July 2014	July 2015	July 2014
Hamilton CMA	151	158	16	155	2	0	169	313
City of Hamilton	123	122	6	91	2	0	131	213
Former Hamilton City	35	24	0	83	2	0	37	107
Stoney Creek City	54	24	0	8	0	0	54	32
Ancaster City	13	19	0	0	0	0	13	19
Dundas Town	0	1	0	0	0	0	0	1
Flamborough	6	16	0	0	0	0	6	16
Glanbrook	15	38	6	0	0	0	21	38
City of Burlington	16	11	10	0	0	0	26	11
Grimsby	12	25	0	64	0	0	12	89
Brantford CMA	29	36	8	3	4	0	41	39
Brant County	6	6	0	0	0	0	6	6
Brantford City	23	30	8	3	4	0	35	33

Table 3.5: Completions by Submarket and by Intended Market
January - July 2015

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014
Hamilton CMA	1,194	883	373	502	198	2	1,765	1,387
City of Hamilton	921	759	300	163	50	2	1,271	924
Former Hamilton City	169	173	133	97	40	0	342	270
Stoney Creek City	342	129	81	8	10	0	433	137
Ancaster City	109	187	39	2	0	0	148	189
Dundas Town	3	4	0	0	0	0	3	4
Flamborough	146	45	3	12	0	2	149	59
Glanbrook	152	221	44	44	0	0	196	265
City of Burlington	66	73	50	262	115	0	231	335
Grimsby	207	51	23	77	33	0	263	128
Brantford CMA	187	162	34	30	7	0	230	192
Brant County	51	63	10	18	0	0	61	81
Brantford City	136	99	26	12	7	0	169	111

Source: CMHC (Starts and Completions Survey)

Table 4a: Absorbed Single-Detached Units by Price Range
July 2015

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $350,000		$350,000 - $399,999		$400,000 - $449,999		$450,000 - $499,999		$500,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
City of Hamilton													
July 2015	9	11.0	15	18.3	8	9.8	21	25.6	29	35.4	82	484,450	496,599
July 2014	4	5.2	4	5.2	17	22.1	20	26.0	32	41.6	77	475,000	498,156
Year-to-date 2015	47	9.8	86	18.0	38	7.9	120	25.1	188	39.2	479	481,500	504,053
Year-to-date 2014	56	11.2	58	11.6	114	22.7	100	19.9	174	34.7	502	459,945	489,255
Former Hamilton City													
July 2015	6	27.3	8	36.4	3	13.6	2	9.1	3	13.6	22	394,500	447,318
July 2014	0	0.0	2	10.0	10	50.0	6	30.0	2	10.0	20	432,450	442,338
Year-to-date 2015	10	10.2	17	17.3	12	12.2	39	39.8	20	20.4	98	464,950	471,312
Year-to-date 2014	6	4.3	23	16.5	58	41.7	23	16.5	29	20.9	139	428,537	463,378
Stoney Creek City													
July 2015	1	3.7	4	14.8	2	7.4	10	37.0	10	37.0	27	489,000	524,818
July 2014	0	0.0	1	7.1	0	0.0	1	7.1	12	85.7	14	559,900	609,064
Year-to-date 2015	10	6.5	21	13.5	12	7.7	27	17.4	85	54.8	155	529,000	525,311
Year-to-date 2014	8	13.3	7	11.7	11	18.3	6	10.0	28	46.7	60	489,900	497,922
Ancaster City													
July 2015	0	0.0	0	0.0	0	0.0	1	9.1	10	90.9	11	549,900	592,191
July 2014	1	5.0	0	0.0	4	20.0	6	30.0	9	45.0	20	491,995	497,406
Year-to-date 2015	4	5.9	0	0.0	2	2.9	13	19.1	49	72.1	68	549,945	618,505
Year-to-date 2014	2	1.3	12	8.0	21	14.0	35	23.3	80	53.3	150	507,900	542,884
Dundas Town													
July 2015	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
July 2014	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	--	--
Year-to-date 2015	0	0.0	0	0.0	0	0.0	1	33.3	2	66.7	3	--	--
Year-to-date 2014	0	0.0	0	0.0	1	25.0	0	0.0	3	75.0	4	--	--
Flamborough													
July 2015	0	0.0	1	16.7	0	0.0	4	66.7	1	16.7	6	--	--
July 2014	0	0.0	0	0.0	0	0.0	0	0.0	6	100.0	6	--	--
Year-to-date 2015	14	16.7	33	39.3	3	3.6	21	25.0	13	15.5	84	389,000	449,714
Year-to-date 2014	3	14.3	1	4.8	0	0.0	0	0.0	17	81.0	21	544,990	608,378
Glanbrook													
July 2015	2	12.5	2	12.5	3	18.8	4	25.0	5	31.3	16	479,700	462,879
July 2014	3	18.8	1	6.3	3	18.8	7	43.8	2	12.5	16	453,286	429,769
Year-to-date 2015	9	12.7	15	21.1	9	12.7	19	26.8	19	26.8	71	469,900	455,439
Year-to-date 2014	37	28.9	15	11.7	23	18.0	36	28.1	17	13.3	128	429,495	422,210
City of Burlington													
July 2015	0	0.0	0	0.0	0	0.0	0	0.0	6	100.0	6	--	--
July 2014	0	0.0	0	0.0	0	0.0	0	0.0	12	100.0	12	702,500	1,554,654
Year-to-date 2015	0	0.0	0	0.0	0	0.0	0	0.0	30	100.0	30	1,350,000	1,500,232
Year-to-date 2014	0	0.0	1	2.0	0	0.0	0	0.0	49	98.0	50	717,495	1,397,954
Grimsby													
July 2015	0	0.0	7	41.2	3	17.6	1	5.9	6	35.3	17	419,000	464,282
July 2014	0	0.0	3	25.0	3	25.0	3	25.0	3	25.0	12	464,900	464,000
Year-to-date 2015	9	10.7	21	25.0	21	25.0	15	17.9	18	21.4	84	429,000	453,956
Year-to-date 2014	3	11.1	4	14.8	6	22.2	7	25.9	7	25.9	27	450,000	452,503

Source: CMHC (Market Absorption Survey)

Table 4a: Absorbed Single-Detached Units by Price Range
July 2015

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $350,000		$350,000 - $399,999		$400,000 - $449,999		$450,000 - $499,999		$500,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Hamilton CMA													
July 2015	9	8.6	22	21.0	11	10.5	22	21.0	41	39.0	105	489,000	546,895
July 2014	4	4.0	7	6.9	20	19.8	23	22.8	47	46.5	101	494,900	619,623
Year-to-date 2015	56	9.4	107	18.0	59	9.9	135	22.8	236	39.8	593	489,000	547,354
Year-to-date 2014	59	10.2	63	10.9	120	20.7	107	18.5	230	39.7	579	470,000	566,013

Source: CMHC (Market Absorption Survey)

Table 4b: Absorbed Single-Detached Units by Price Range
July 2015

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $350,000		$350,000 - $399,999		$400,000 - $449,999		$450,000 - $499,999		$500,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Brant County													
July 2015	1	11.1	0	0.0	0	0.0	2	22.2	6	66.7	9	--	--
July 2014	0	0.0	3	100.0	0	0.0	0	0.0	0	0.0	3	--	--
Year-to-date 2015	7	10.9	6	9.4	9	14.1	7	10.9	35	54.7	64	519,945	527,609
Year-to-date 2014	5	8.6	8	13.8	5	8.6	8	13.8	32	55.2	58	534,950	533,151
Brantford City													
July 2015	9	36.0	3	12.0	3	12.0	3	12.0	7	28.0	25	410,000	413,591
July 2014	4	14.3	24	85.7	0	0.0	0	0.0	0	0.0	28	375,000	366,375
Year-to-date 2015	40	32.0	27	21.6	24	19.2	19	15.2	15	12.0	125	399,000	396,206
Year-to-date 2014	38	43.2	46	52.3	3	3.4	0	0.0	1	1.1	88	355,995	347,236
Brantford CMA													
July 2015	10	29.4	3	8.8	3	8.8	5	14.7	13	38.2	34	450,000	460,693
July 2014	4	12.9	27	87.1	0	0.0	0	0.0	0	0.0	31	380,000	366,726
Year-to-date 2015	47	24.9	33	17.5	33	17.5	26	13.8	50	26.5	189	424,000	440,702
Year-to-date 2014	43	29.5	54	37.0	8	5.5	8	5.5	33	22.6	146	382,450	421,093

Source: CMHC (Market Absorption Survey)

Table 4.1: Average Price ($) of Absorbed Single-detached Units July 2015						
Submarket	July 2015	July 2014	% Change	YTD 2015	YTD 2014	% Change
Hamilton CMA	546,895	619,623	-11.7	547,354	566,013	-3.3
City of Hamilton	496,599	498,156	-0.3	504,053	489,255	3.0
Former Hamilton City	447,318	442,338	1.1	471,312	463,378	1.7
Stoney Creek City	524,818	609,064	-13.8	525,311	497,922	5.5
Ancaster City	592,191	497,406	19.1	618,505	542,884	13.9
Dundas Town	--	--	n/a	--	--	n/a
Flamborough	--	--	n/a	449,714	608,378	-26.1
Glanbrook	462,879	429,769	7.7	455,439	422,210	7.9
City of Burlington	--	1,554,654	n/a	1,500,232	1,397,954	7.3
Grimsby	464,282	464,000	0.1	453,956	452,503	0.3
Brantford CMA	460,693	366,726	25.6	440,702	421,093	4.7
Brant County	--	--	n/a	527,609	533,151	-1.0
Brantford City	413,591	366,375	12.9	396,206	347,236	14.1

Source: CMHC (Market Absorption Survey)

Table 5a: MLS® Residential Activity for Hamilton
July 2015

		Number of Sales[1]	Yr/Yr[2] (%)	Sales SA[1]	Number of New Listings[1]	New Listings SA[1]	Sales-to-New Listings SA[2]	Average Price[1] ($)	Yr/Yr[2] (%)	Average Price[1] ($) SA
2014	January	742	3.2	1,108	1,349	1,555	71.3	386,451	10.4	395,530
	February	922	1.1	1,071	1,306	1,506	71.1	398,239	6.1	392,760
	March	1,215	8.4	1,133	1,731	1,523	74.4	410,553	5.8	403,992
	April	1,427	-2.0	1,149	2,089	1,641	70.0	414,736	9.3	399,262
	May	1,605	4.2	1,230	2,309	1,730	71.1	406,007	-2.6	394,000
	June	1,525	16.1	1,230	2,077	1,698	72.4	409,195	4.8	401,202
	July	1,496	20.9	1,266	1,808	1,655	76.5	412,694	7.7	410,200
	August	1,164	1.1	1,224	1,447	1,628	75.2	397,938	5.8	404,566
	September	1,227	6.3	1,234	1,881	1,614	76.5	411,699	5.4	412,158
	October	1,208	4.4	1,210	1,669	1,682	71.9	420,565	9.4	421,127
	November	1,051	2.8	1,281	1,155	1,620	79.1	398,590	8.0	404,823
	December	742	7.7	1,189	604	1,575	75.5	387,922	4.6	414,972
2015	January	685	-7.7	1,104	1,328	1,565	70.5	417,700	8.1	427,753
	February	1,041	12.9	1,205	1,339	1,603	75.2	437,386	9.8	430,737
	March	1,342	10.5	1,221	2,009	1,709	71.4	443,706	8.1	433,079
	April	1,642	15.1	1,308	2,225	1,735	75.4	448,007	8.0	431,450
	May	1,752	9.2	1,372	2,433	1,799	76.3	447,019	10.1	434,382
	June	1,985	30.2	1,482	2,340	1,779	83.3	449,945	10.0	439,550
	July	1,564	4.5	1,342	1,835	1,727	77.7	434,730	5.3	433,465
	August									
	September									
	October									
	November									
	December									
	Q2 2014	4,557	5.8		6,475			409,808	3.5	
	Q2 2015	5,379	18.0		6,998			448,400	9.4	
	YTD 2014	8,932	7.6		12,669			407,258	5.3	
	YTD 2015	10,011	12.1		13,509			442,389	8.6	

MLS® is a registered trademark of the Canadian Real Estate Association (CREA).

[1]Source: CREA
[2]Source: CMHC, adapted from MLS® data supplied by CREA

Table 5b: MLS® Residential Activity for Brantford
July 2015

		Number of Sales[1]	Yr/Yr[2] (%)	Sales SA[1]	Number of New Listings[1]	New Listings SA[1]	Sales-to-New Listings SA[2]	Average Price[1] ($)	Yr/Yr[2] (%)	Average Price[1] ($) SA
2014	January	97	-17.8	145	193	221	65.6	245,837	-10.4	245,837
	February	110	-30.4	125	166	206	60.7	254,870	5.3	254,870
	March	161	-6.9	151	249	235	64.3	275,975	7.1	275,975
	April	168	-21.1	156	297	245	63.7	277,189	2.4	277,189
	May	218	-7.6	178	323	254	70.1	276,995	5.3	276,995
	June	244	-0.4	196	278	246	79.7	254,012	-3.0	254,012
	July	247	35.0	217	318	264	82.2	286,415	14.3	286,415
	August	193	12.2	192	261	275	69.8	264,296	-4.5	264,296
	September	190	9.8	179	270	233	76.8	262,552	1.3	262,552
	October	178	3.5	178	237	240	74.2	299,147	9.7	299,147
	November	162	6.6	188	182	239	78.7	267,339	-1.8	267,339
	December	107	8.1	170	90	206	82.5	265,594	-9.2	265,594
2015	January	113	16.5	177	186	222	79.7	263,357	7.1	263,357
	February	151	37.3	170	191	248	68.5	285,191	11.9	285,191
	March	200	24.2	185	342	305	60.7	266,681	-3.4	266,681
	April	272	61.9	244	304	245	99.6	301,925	8.9	301,925
	May	232	6.4	195	294	235	83.0	303,422	9.5	303,422
	June	249	2.0	194	308	245	79.2	312,515	23.0	312,515
	July	244	-1.2	201	306	254	79.1	295,585	3.2	295,585
	August									
	September									
	October									
	November									
	December									
	Q2 2014	630	-9.2		898			268,145	1.2	
	Q2 2015	753	19.5		906			305,888	14.1	
	YTD 2014	1,245	-6.1		1,824			269,872	3.7	
	YTD 2015	1,461	17.3		1,931			293,371	8.7	

MLS® is a registered trademark of the Canadian Real Estate Association (CREA).

[1]Source: CREA
[2]Source: CMHC, adapted from MLS® data supplied by CREA

Table 6a: Economic Indicators
July 2015

		Interest Rates			NHPI, Total, Hamilton CMA 2007=100	CPI, 2002 =100 (Ontario)	Hamilton Labour Market			
		P & I Per $100,000	Mortgage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings ($)
			1 Yr. Term	5 Yr. Term						
2014	January	595	3.14	5.24	109.6	123.3	374.7	6.1	63.1	904
	February	595	3.14	5.24	110.0	124.6	378.9	6.0	63.6	896
	March	581	3.14	4.99	110.1	125.1	381.5	5.8	63.9	910
	April	570	3.14	4.79	110.3	125.9	382.9	6.1	64.3	920
	May	570	3.14	4.79	110.6	126.5	381.3	6.3	64.1	935
	June	570	3.14	4.79	111.3	126.9	381.8	6.5	64.3	942
	July	570	3.14	4.79	111.5	126.5	383.8	6.4	64.4	950
	August	570	3.14	4.79	111.8	126.5	385.8	6.1	64.6	949
	September	570	3.14	4.79	112.0	126.7	386.0	5.9	64.3	948
	October	570	3.14	4.79	112.4	126.8	385.2	5.4	63.9	930
	November	570	3.14	4.79	112.9	126.3	383.8	5.3	63.5	919
	December	570	3.14	4.79	113.4	125.4	380.4	5.4	63.0	911
2015	January	570	3.14	4.79	113.5	125.3	379	5.7	62.9	914
	February	567	2.89	4.74	113.4	126.2	377.1	5.6	62.5	917
	March	567	2.89	4.74	113.6	127.1	377.7	5.6	62.5	919
	April	561	2.89	4.64	113.6	126.9	379.8	5.2	62.6	923
	May	561	2.89	4.64	114.0	127.7	384.7	5.1	63.2	928
	June	561	2.89	4.64	114.4	128.2	387.4	5.2	63.7	928
	July	561	2.89	4.64		128.4	392.1	5.3	64.5	941
	August									
	September									
	October									
	November									
	December									

"P & I" means Principal and Interest (assumes $100,000 mortgage amortized over 25 years using current 5 year interest rate)
"NHPI" means New Housing Price Index
"CPI" means Consumer Price Index
"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

Table 6b: Economic Indicators
July 2015

		Interest Rates			NHPI, Total, Hamilton CMA 2007=100	CPI, 2002 =100 (Ontario)	Brantford Labour Market			
		P & I Per $100,000	Mortgage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings ($)
			1 Yr. Term	5 Yr. Term						
2014	January	595	3.14	5.24	117.5	123.3	67.7	5.8	65.0	829
	February	595	3.14	5.24	117.9	124.6	67.2	7.1	65.3	835
	March	581	3.14	4.99	117.9	125.1	68.0	7.5	66.3	830
	April	570	3.14	4.79	118.4	125.9	68.6	7.3	66.8	831
	May	570	3.14	4.79	118.4	126.5	69.3	7.1	67.3	836
	June	570	3.14	4.79	118.8	126.9	69.0	6.5	66.5	851
	July	570	3.14	4.79	118.7	126.5	68.8	6.3	66.1	856
	August	570	3.14	4.79	119.1	126.5	68.2	6.2	65.4	872
	September	570	3.14	4.79	119.3	126.7	67.7	6.9	65.5	888
	October	570	3.14	4.79	119.4	126.8	67.8	6.9	65.4	898
	November	570	3.14	4.79	119.6	126.3	68.7	6.5	66.0	887
	December	570	3.14	4.79	119.8	125.4	69.6	6.2	66.7	876
2015	January	570	3.14	4.79	119.7	125.3	71	6.0	67.5	858
	February	567	2.89	4.74	120.1	126.2	72.7	5.5	69.0	856
	March	567	2.89	4.74	120.3	127.1	74.1	5.4	70.2	854
	April	561	2.89	4.64	120.6	126.9	73.3	5.2	69.3	861
	May	561	2.89	4.64	121.0	127.7	70.5	5.7	67.0	863
	June	561	2.89	4.64	121.5	128.2	68.1	6.1	65.0	863
	July	561	2.89	4.64		128.4	67.4	7.0	64.8	866
	August									
	September									
	October									
	November									
	December									

"P & I" means Principal and Interest (assumes $100,000 mortgage amortized over 25 years using current 5 year interest rate)
"NHPI" means New Housing Price Index
"CPI" means Consumer Price Index
"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

METHODOLOGY

Starts & Completions Survey Methodology

The Starts and Completions Survey is conducted by way of site visits which are used to confirm that new units have reached set stages in the construction process. Since most municipalities in the country issue building permits, these are used as an indication of where construction is likely to take place. In areas where there are no permits, reliance has to be placed either on local sources or searching procedures.

The Starts and Completions Survey is carried out monthly in urban areas with population in excess of 50,000, as defined by the 2011 Census. In urban areas with populations of 10,000 to 49,999, all Starts are enumerated in the last month of the quarter (i.e. four times a year, in March, June, September and December). In these centres with quarterly enumeration, Completion activity is modeled based on historical patterns. Monthly Starts and Completions activity in these quarterly locations are statistically estimated at a provincial level for single and multi categories. Centres with populations below 10,000 are enumerated on a sample basis, also in the last month of each quarter (i.e. four times a year, in March, June, September and December).

The Starts and Completions Survey enumerates dwelling units in new structures only, designed for non-transient and year-round occupancy.

Mobile homes are included in the surveys. A mobile home is a type of manufactured house that is completely assembled in a factory and then moved to a foundation before it is occupied.

Trailers or any other movable dwelling (the larger often referred to as a mobile home) with no permanent foundation are excluded from the survey.

Conversions and/or alterations within an existing structure are excluded from the surveys as are seasonal dwellings, such as: summer cottages, hunting and ski cabins, trailers and boat houses; and hostel accommodations, such as: hospitals, nursing homes, penal institutions, convents, monasteries, military and industrial camps, and collective types of accommodation such as: hotels, clubs, and lodging homes.

Market Absorption Survey Methodology

The Market Absorption Survey is carried out in conjunction with the Starts and Completions Survey in urban areas with populations in excess of 50,000. When a structure is recorded as completed, an update is also made as units are sold or rented. The dwellings are then enumerated each month until such time as full absorption occurs.

STARTS AND COMPLETIONS SURVEY AND MARKET ABSORPTION SURVEY DEFINITIONS

A "**dwelling unit**", for purposes of the Starts and Completions Survey, is defined as a structurally separate set of self-contained living premises with a private entrance from outside the building or from a common hall, lobby, or stairway inside the building. Such an entrance must be one that can be used without passing through another separate dwelling unit.

A "**start**", for purposes of the Starts and Completions Survey, is defined as the beginning of construction work on a building, usually when the concrete has been poured for the whole of the footing around the structure, or an equivalent stage where a basement will not be part of the structure.

The number of units "**under construction**" as at the end of the period shown, takes into account certain adjustments which are necessary for various reasons. For example, after a start on a dwelling has commenced construction may cease, or a structure, when completed, may contain more or fewer dwelling units than were reported at start.

A "**completion**", for purposes of the Starts and Completions Survey, is defined as the stage at which all the proposed construction work on a dwelling unit has been performed, although under some circumstances a dwelling may be counted as completed where up to 10 per cent of the proposed work remains to be done.

The term "**absorbed**" means that a housing unit is no longer on the market (i.e. has been sold or rented). This usually happens when a binding contract is secured by a non-refundable deposit and has been signed by a qualified purchaser. The purpose of the Market Absorption Survey is to measure the rate at which units are sold or rented after they are completed, as well as collect prices.

DWELLING TYPES:

A **"Single-Detached"** dwelling (also referred to as **"Single"**) is a building containing only one dwelling unit, which is completely separated on all sides from any other dwelling or structure. Includes link homes, where two units may share a common basement wall but are separated above grade. Also includes cluster-single developments.

A **"Semi-Detached (Double)"** dwelling (also referred to as **"Semi"**) is one of two dwellings located side-by-side in a building, adjoining no other structure and separated by a common or party wall extending from ground to roof.

A **"Row (Townhouse)"** dwelling is a one family dwelling unit in a row of three or more attached dwellings separated by a common or party wall extending from ground to roof.

The term **"Apartment and other"** includes all dwellings other than those described above, including structures commonly known as stacked townhouses, duplexes, triplexes, double duplexes and row duplexes.

INTENDED MARKET:

The **"intended market"** is the tenure in which the unit is being marketed. This includes the following categories:

Freehold: A residence where the owner owns the dwelling and lot outright.

Condominium (including Strata-Titled): An individual dwelling which is privately owned, but where the building and/or the land are collectively owned by all dwelling unit owners. A condominium is a form of ownership rather than a type of house.

Rental: Dwelling constructed for rental purposes regardless of who finances the structure.

GEOGRAPHICAL TERMS:

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree on integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

A **"Rural"** area, for the purposes of this publication, is a centre with a population less than 10,000.

All data presented in this publication is based on Statistics Canada's 2006 Census area definitions.

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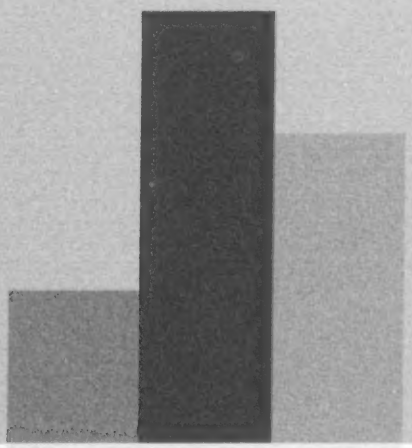

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- Condominium Owners Report
- Housing Information Monthly
- Housing Market Outlook, Canada
- Housing Market Outlook, Highlight Reports – Canada and Regional
- Housing Market Outlook, Major Centres
- Housing Market Tables: Selected South Central Ontario Centres
- Housing Now, Canada
- Housing Now, Major Centres
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